



210 Laurel Avenue • Tillamook, OR 97141
phone 503-842-2472 • fax 503-842-3445

PARTITION, 851-20-000091-PLNG: Esplin/Jensen/Williams

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: April 10, 2020

Notice is hereby given that the City of Tillamook Planning Department is considering the following:

851-20-000091-PLNG: Plat approval for a Partition of Tax Lot 600 of Section 30DA, Township 1 South, Range 9 West W.M. to create three (3) parcels. The property is located at 3402 3rd Street, at the intersection of 3rd Street and Evergreen Drive. The subject property is zoned Multiple Use Residential District (R-0) and within the City limits of Tillamook. The applicant is Dallas Esplin. The property owner is Jim Jensen Family Trust and Garrett Williams.

Written comments received by the Tillamook Planning Department prior to 4:00p.m. on April 20, 2020 will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than April 21, 2020.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 10 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the City of Tillamook Planning Department in the Tillamook County Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Tillamook Planning Department at 503-842-3408 x 3301 or cityplanner@tillamookor.gov.

Sincerely,

Melissa Jenck, CFM, Land Use Planner II

Paul Wyntergreen, City Manager

Enc. Maps
Applicable Ordinance Criteria



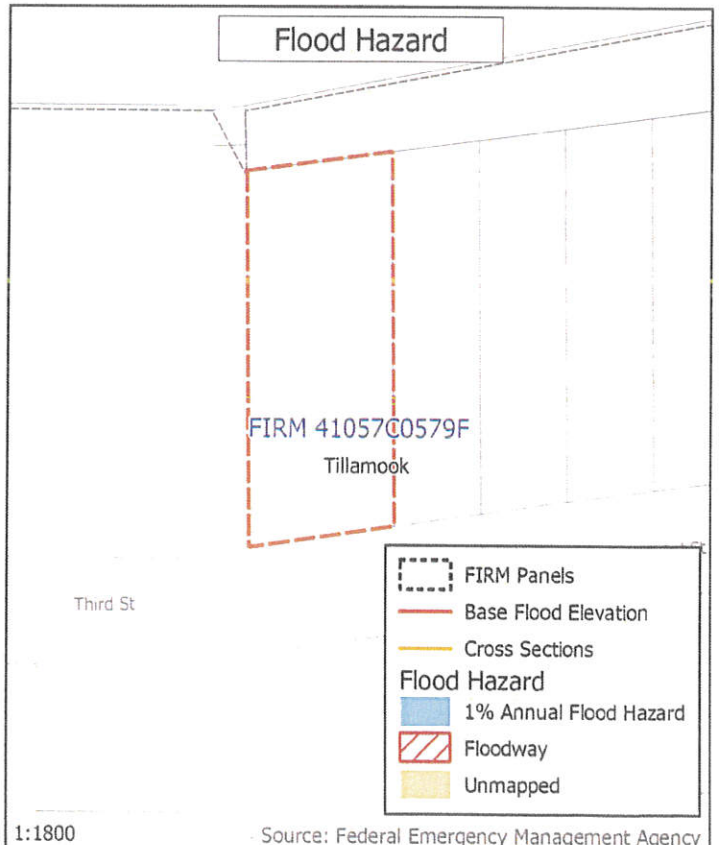
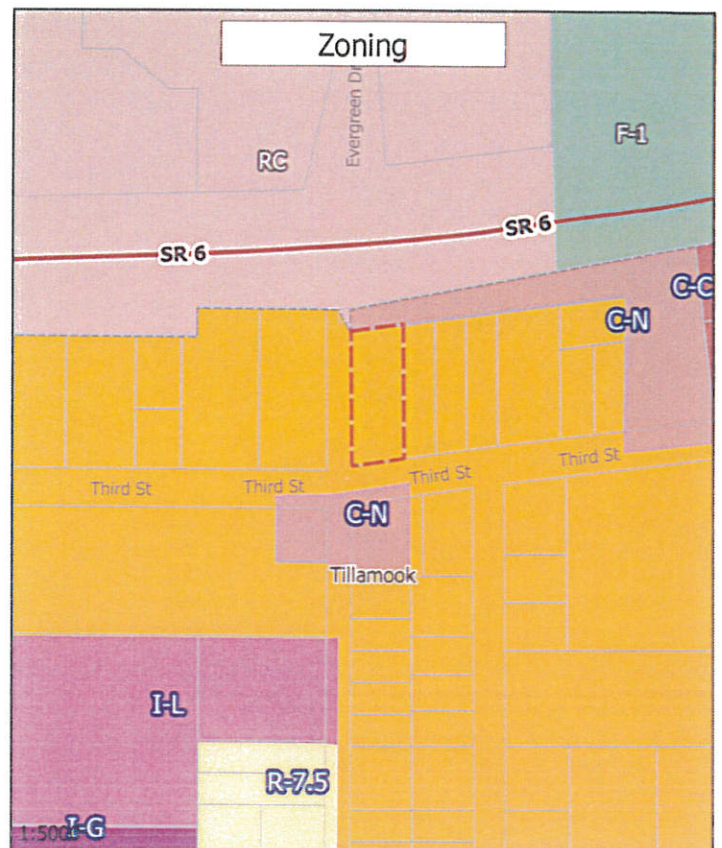
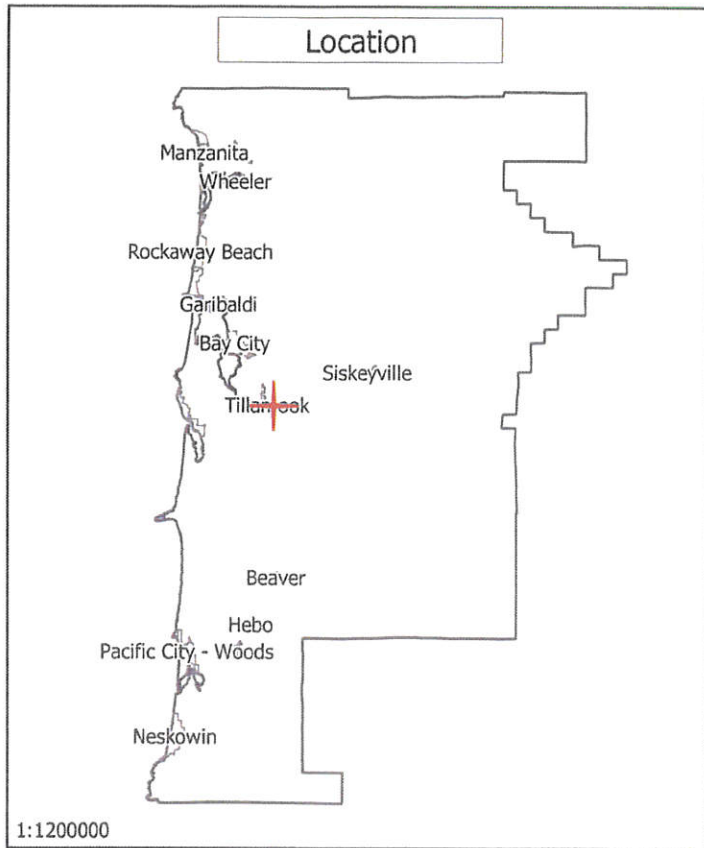
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REVIEW CRITERIA

153.072(3)(L)(6): Land Partitioning Criteria

- (a) The application does not violate any City or State regulations, including, but not limited to, lot configuration requirements, unimpeded drainage, accessibility by public utilities and vehicular/foot traffic, and zoning requirements.
- (b) The project is compatible and suitable within the context of its surroundings. This shall include, but not be limited to, consideration of human scale, street scape, landscaping, and any noise and lighting impacts.
- (c) The development will be compatible with the use or character of any adjacent resource land.
- (d) Development conforms to or minimally alters existing topographic features and seeks to preserve natural features. Development in areas adjacent to streams and those characterized by erosive slopes has been limited to the extent necessary to minimize risk to acceptable levels as determined by the City Comprehensive Plan or, where objective levels are not available, as determined by the Planning Commission.
- (e) Natural wildlife habitats and wetlands have been identified, preserved, and protected.
- (f) Adjoining land under the same or separate ownership can either be developed or be provided access that will allow its development in accordance with the City's Comprehensive Plan and this Code, and with the Tillamook County Comprehensive Plan and Code, where applicable.
- (g) After partition, all lots must directly access a public street with a minimum frontage dimension determined in §153.051, except a flag lot as provided below.
- (h) For Commercial land to be eligible for a land partition, the applicant must submit a legitimate development proposal to substantiate the need for the partition and the ability of the resulting parcels to provide adequate off-street parking and loading. If the city grants the partition and the development is not effectuated to an agreed upon point of construction within 180 days, the land reverts to the original configuration.

EXHIBIT A



Maps produced on: 2020-03-23

The information on this map was derived from digital databases on GIS software. Care was taken in the creation of this map. Tillamook County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. The maps and map data are provided "as-is" and are not legal surveys or legal descriptions. However, notifications of any errors will be appreciated.



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EXHIBIT B



CITY OF TILLAMOOK LAND USE APPLICATION



Application Deadline

PLEASE NOTE: Failure for you to provide ALL required material by this date will result in the cancellation of hearing

EFFECTIVE JULY 1, 2017 ALL LAND USE APPLICATIONS WILL BE SERVICED BY THE TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AT 1503-B THIRD STREET, TILLAMOOK, OREGON

REFER TO CITY CODE OF ORDINANCES – §153.004 LAND USE APPLICATION PROCEDURES AND FEES FOR DETAILS - CITY WEBSITE – www.tillamookor.gov

For Planning Department Use Only:

Date Received: 3/5/2020 Hearing Date and Time: _____

Reference No: 851-20-00091-PL Fees: _____ Request: _____

City No: _____ Paper Notice (to be billed): _____

Mailings (to be billed): _____

Receipt No: _____

Attachments Received: _____ Address List _____ Affidavit of Mailing

_____ Site Plan _____ Affidavit of Posting

APPLICANT: Please complete the remainder of this application

Applicant: Name (s): Ferry Jones Dallas Esplin

Address: 11765 Hwy 101 South

City: Tillamook State: OR Zip: 97141

Business Phone: 503-842-5551 Home: _____

Location Info: Tax Lot: 600 Section: 30 DA Township 1S Range: 9 W

Situs Address: 3402 3RD ST

Parcel Size: Dimensions: See attached map

Square Footage: See attached map

Specifications of Request: Partition tract into 3 parcels

As the applicant(s) of the property described, I/we realize that this application rests upon the above answers and accompanying data, and do hereby affirm and certify under penalty of perjury that the foregoing statements and answers are in all respects true and correct to the best of my/our knowledge.

APPLICANT(S):

Ferry Jones Dallas Esplin Dallas Esplin Feb 17, 2020
Applicant Name Printed Signature Date

Applicant Name Printed Signature Date

Applicant Name Printed Signature Date

Applicant Name Printed Signature Date

IF THE APPLICANT LISTED ON THE APPLICATION IS OTHER THAN THE SOLE DEED HOLDER OF THE PROPERTY OR PROPERTIES DESCRIBED ABOVE, COMPLETE THE FOLLOWING AUTHORIZATION TO ACT AS AGENT.

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT AS DEED HOLDER(S) OF RECORD OF THE PROPERTY OR PROPERTIES DESCRIBED ABOVE, I/WE HEREBY AUTHORIZE THE PERSON LISTED ON THIS APPLICATION TO ACT AND APPEAL AS AGENT WITH RESPECT TO THIS APPLICATION. I/WE ALSO GRANT PERMISSION TO THE APPLICANT TO ERECT A PUBLIC NOTICE SIGN ON THE SUBJECT PROPERTY FOR PUBLIC INFORMATION PURPOSES.

Jim N. Jensen Jim N. Jensen 12/10/2019
Owner Name Printed Signature Date

Owner Name Printed Signature Date

Garrett J. Williams Garrett J. Williams 1/14/20
Owner Name Printed Signature Date

Owner Name Printed Signature Date

Mailing Address

City, State, & Zip Code

